

SNEE FARM COMMUNITY FOUNDATION
Board of Directors Regular Monthly Meeting
February 19, 2019 – Snee Farm Country Club – 6:00 pm
MEETING MINUTES

President Hurst called the meeting to order at 6:00 pm.

Board members present: Steve Hurst, Kathi Pogorzelski, Jodi Daniels, Jeremy Burnham

Absent: Ed Hutson, TJ DeDuca, Jenny Hilton, Mario Rasgo, Michael Hagedorn

Minutes approved: January Monthly Meeting Minutes approved electronically.

Invited guest: Jessica Turner, Southern Community Services

- A quorum was not in attendance. No business was conducted at this meeting.

Property Management Report: January 2019

To date, approximately 140 homeowners have not paid their annual assessments.

Late notices will go out to those homeowners at the end of this week.

We continue to drive through the neighborhood twice a week to look for violations.

Income Statement Review:

Overall Revenues are lower than budget, \$20,595 YTD

Overall Expenses are higher than budget, \$4,475 YTD, with the following significant budget variance(s):

Negative:

| | | |
|------|-------------|----------------------------|
| 5288 | Trees | \$7,320 |
| 6500 | Legal | \$1,851 |
| 7000 | Electricity | \$663 non-budgeted expense |

We had \$10k of expense in this account last year.

*Please note Q1 Reserve transfers will be processed in February.

Balance Sheet Review:

January 2018 vs. January 2019 Comparison: AR is \$61,174 lower than where it was 12 months ago.

Overall Cash Balance is \$134k higher than where it was 12 months ago.

AP and AR details match the GL balances.

Reserve Cash and Total Reserve Equity reconcile.

Other Notables:

- 1) Two closings in January, but several FOR SALE signs are going up.

- 2) Jessica reported that she has made contact with the bank that foreclosed on 986 Governors Rd. They will be paying the assessments from when they took ownership in 2019. When asked about compliance and the fact that we have several noted violations, Jessica was told the real estate agent will be responsible for compliance with the ADAR. Jessica will call the agent directly.

President's Comments:

Steve Hurst reported that an Executive Session was held on January 29, 2019. Included are the meeting minutes:

Executive Session – January 29, 2019

Board members present: Steve Hurst, Kathi Pogorzelski, Jeremy Burnham, Jenny Hilton, Mario Rasgo, Jodi Daniels, Michael Hegadorn

Absent: Ed Hutson, TJ DeDuca

Invited guests: Dottie Teetor, Dorothy Clinton

TOPICS DISCUSSED:

- 1) Short-term rental violation: A motion to begin fining a homeowner in violation of the Short-Term Rental Agreement was tabled at the last monthly meeting due to five board members absent from the meeting and to allow Steve time to first speak with our attorney.
 - a. Steve has since spoken with our attorney, Morgan Bryant, had no objection regarding this issue.
 - b. Michael is proposing SFCF fine the homeowner \$20 per day for 365 days.
 - i. The resolution says a homeowner can be fined for any day the property is offered for rent.
 - ii. This property is available on the Airbnb website from May through December. The fine would be a total of \$4980.
 - c. Michael made a motion that we begin fining this homeowner \$20 per day for all days the property is listed in 2019.
 - i. Motion passed unanimously.
- 2) Outdoor Spatial Design:
 - a. In the course of our onsite visits, we did not include Plantation Circle (in front of the clubhouse), two of the three bridges and Liberty Circle as part of the project. Therefore, these areas were not surveyed or in the design.
 - i. If these areas were to be included, all areas, except the small island areas, would be part of our master plan.
 - ii. Marie, with Outdoor Spatial Design, gave us a proposal for the cost of the additional work involved to include these areas.
 1. Landscape Architect cost is \$14,500
 2. Survey work cost is \$7,300
 3. Total cost is \$21,800
 - b. Two questions:

- i. Are we developing a master plan / Are we doing work that needs to be done?
- ii. Discussion pursued:
 1. One issue to resolve: Revision of the cost per bridge since reducing the scope of the work desired along each bridge.
 2. Mario asked:
 - a. Will we need to re-survey Parkway since SCE&G recently did all the gas line work?
 - b. Did Brightwater already survey Plantation Circle for utility placement? Can we get a copy of that survey?
 3. Dorothy raised the question that the proposed cost of \$7,300 for the additional survey work of 2 bridges and 2 circles is high compared to the initial cost of \$10,500 for surveying all the other areas.
 4. Dottie suggested developing a master plan for continuity of the design throughout the neighborhood, as well as having it paid for.
 5. Steve brought up the \$21,800 is for the surveying and design. We do not know the cost for installation until the design is finished. The entire plan does not have to be implemented at once.
- iii. Steve made a motion that to authorize Outdoor Spatial Design to do the additional work, but we will question the estimated costs.
 1. The motion passed unanimously.
 2. Jeremy will talk with OSD regarding the proposed costs.

LOOSE ENDS:

- 1) Pressure washing quote:
 - a. Include the cement benches near the lakes and in the parks.
- 2) Entrance Signs:
 - a. From Brooks Sign we expected more than one design idea and some conceptual designs that included some of the features of the original signs.
 - b. Part of the master plan is to have both monument signs, approximately in the same places, and hanging signs near the roads with up-lighting at all entrances.
 - c. Conclusion of the discussion:
 - i. We will contact the person who has expressed an interest in submitting a design. We do not solicit design input from the community.
 - ii. We will pass along the input to Brooks Sign.
 - iii. We need meet with Brooks Sign to ask for more than one conceptual design options.
- 3) Steve volunteered to contact the Town of Mt. Pleasant to see if the homeowner violating the Short-Term Rental Agreement has a business license and if there are any other licenses issued for this kind of business within Snee Farm.
 - a. *Audience question:* The short-term rental restrictions appears very clear in the ADAR. Why did there need to be clarification?

- i. Our attorney wanted to define it and for the purposes of enforcement, he wanted it to conform to the Town of Mt. Pleasant's rules.
- 4) Michael proposed we fence and gate the Whipple Tract, the triangular grassy area along Whipple and Long Point Roads, to prevent people from dumping trash in this area.
 - a. Jeremy received a quote for 632 linear feet of an 8' wooden privacy fence, painted to match the existing SF fence was \$29,850. The quote for 24' of slide gates, which are two 12' slide gates, was \$9,800.
 - i. The cost of a swing-arm gate is \$1,800.
 - b. Different fencing options, the area to be fenced, and landscaping were discussed.
 - c. Michael also proposed purchasing a container to keep in this area for storage of Christmas decorations, records, etc. instead of paying for a storage unit.
 - i. The estimated cost for a 20' container is \$1,500.
 - d. The board unanimously expressed an interest in getting quotes for fencing of the Whipple Tract.

No update on the Gobi lawsuit.

Steve spoke briefly with James Huffman of Brightwater Homes and James advised that Brightwater would begin building at least three spec homes as soon as permits are issued. To date they have taken some deposits on lots.

Security:

Jodi read Ed Hutson's report:

- 1) Sovereign Terrace – Suspicious vehicle.
 - a. The area was patrolled. Nothing further to report.
- 2) Parkway Dr. – Vehicle break-in.
 - a. The vehicle had been left unlocked. The glove box emptied, but nothing taken. Nothing further to report.
- 3) Ambassador Way – Motor vehicle theft.
 - a. The vehicle had been left unlocked and a spare key left inside the vehicle. Trying to track the vehicle by GPS. Nothing further to report at this time.
- 4) Moss Bluff – Suspicious person entered a home at 9:45 am through an open garage door and unlocked the back door. Owners confronted him and he left the home. He ran towards the clubhouse where three other officers helped with his capture. His car was found blocking a driveway on Long Point Rd.

Finance:

No report presented tonight. Questions referred to Jessica Turner.

Audience question: Noticed the Beaumont fence is down. When was it removed and how much did this cost? Concern was expressed about the lack of division between Snee Farm and Beaumont, people walking through.

Steve reported: It will cost \$5,880 and it is 90% removed. If there are negative consequences of removing the fence, Snee Farm had the right to install a new fence.

When the new landscape is installed and has matured, which may take a couple years, this will create a living border along that area.

Maintenance:

- 1) Contracted lake and irrigation work continues on schedule. L&M Electric continues to get quotes on horizontal boring for the Indigo Cut electric work.
- 2) Gazebo and bridge pressure washing contract was awarded, but the work has not been completed.
- 3) The Beaumont fence has been 90% removed and work is expected to be completed this week.

Audience questions:

- 1) A homeowner on Parkway reported kids running through the backyards from Beaumont. Steve will communicate with Beaumont regarding this concern.
- 2) Concern of a possible liability or ‘attractive nuisance’ in the area of the electrical boxes along Parkway Drive. Steve will talk to SCE&G and the Town about this issue.
- 3) Are there street lights out because of work in our neighborhood? Kathi reported that there is a plaque on each light post owned by SCE&G. If you take a picture of the plaque and contact SCE&G, they will repair the light. Kathi reported a repair took two days.
 - a. SCE&G owns most lights within the neighborhood. SFCF owns approximately only a dozen lights within the neighborhood.
 - b. Kathi and Jan Pogorzelski volunteered to drive through Snee Farm, take pictures and report lights in need of repair to SCE&G.
- 4) A concern about the SF street signs being hard to read. The street signs will all be replaced due to federal and Town guidelines.
- 5) Mailboxes in need of repair – mailboxes are the individual homeowner’s responsibility.

Landscape:

Kathi reported:

- 1) Leaf clean up continues
- 2) New flowers were added at the 17 entrance
- 3) Forever Green has cut back the ornamental grasses to prepare for new growth in the next few months
- 4) Live oak trees are beginning to shed. Forever Green will be busy with this clean up for several months.

Restrictions:

- 1) Averaging 2 violations per week – usually for debris, pressure washing, mailboxes
- 2) *Audience concern:* Some homeowners are receiving violation notices that are not theirs.
 - a. Jessica explained that they use SmartWeb on their drive-throughs – take a picture of the violation, which is picked up on GPS. They try to get the correct address. If there is an error, please contact Southern Community Services.
- 3) A homeowner asked for leniency for when debris is put on the curb. See the ADAR for restrictions.

Architectural Control:

Jeremy reported:

- 1) 17 requests in January. To date, there are 15 requests for February. 7 were submitted correctly by completing the ACC Request Form on the website; 8 were not submitted correctly.
- 2) Boats on the lakes: The ADAR states one must receive written permission from the ACC.
 - a. **Rules regarding boats on the lakes:**
 - i. No boat over 14 feet long
 - ii. No motorized boats
 - iii. No stopping on homeowner's property
 - iv. No tire marks from trailers
 - v. One has to be a resident of Snee Farm (Ventura Villas – not residents)
- 3) Alligators – Permits come back in for alligators in the middle of March
- 4) *Audience question*: Regarding the pink house on Parkway Drive
 - a. Past board members reported this was not the approved color. A section of old files is missing from this era. Jeremy will try to find these files.

Communications:

- 1) An email blast was sent out reminding folks of the meeting tonight.
- 2) An email blast was sent out reminding folks to refrain from using the golf course for non-golfing activities when the course is open.

UNFINISHED BUSINESS:

- 1) Landscape Update:

Working drawings are complete and have been put out for bidding. The additions to the scope of the project outlined in the Executive Session minutes have been approved by the Board, but authorization to begin is on hold pending our efforts to economize on survey work. We have a meeting scheduled for tomorrow, February 20th, with Brooks Sign to further discuss design concepts.

NEW BUSINESS:

- 1) Approximately a year ago, homeowner Dick Kinney compiled a proposal regarding speeding in Snee Farm. In response to his proposal, it was noted that the Town owns our roads and SFCF does not have jurisdiction.
 - a. He recently suggested that we partner with TOMP Stormwater and install brick in the areas of roads that they have torn up. His assumption is that this might reduce speeding and act somewhat like speed bumps.
 - i. The Town will not pay for this.
 - ii. The suggestion was made to request electronic speed signs. Steve will talk with Ed Hutson about speaking with the Town's Safety Officer and requesting an assessment.
- 2) Is there a community yard sale?

- a. One can email Mario Rasgo, Communications, for this information.
- 3) A request was made to ask Lake Management to spray the water's edge along the Casseque bridge. Landscape Maintenance is not allowed to spray along the water's edge.
- 4) Are we going to cover the electric and phone boxes along Parkway Drive?
 - a. It's on our list. If the phone company does not cover the boxes, SFCF will.

Meeting was adjourned at 7:09 pm.